



Schedule A - Planning Advisory Program Fees

Application Type	Fee ¹
Official Plan Amendments (OPA)	
Minor ²	\$645
Major ²	\$3,210
Zoning By-law Amendments Minor Variance Applications	\$310
Site Plans	
Type A - Site Plans on Full Municipal Services and ≤ 0.5 ha in size	\$310
Type B – Site Plans on Full Municipal Services and > 0.5 ha to ≤ 2.0 ha in size	\$535
Type C – Site Plans on Full Municipal Services and >2.0 ha to ≤ 5.0 ha in size or Private Services ≤ 5.0 ha	\$860
Type D – Site Plans on Full or Private Services and > 5.0 ha in size	\$2,140
Consent to Sever	
Natural Heritage/Hazards review	\$285
Natural Heritage/Hazards and private servicing review	\$390
Plan of Subdivision	
Application Fee – ≤ 10 lots and/or ≤ 2 hectares on Full Municipal Services	\$1,070
Application Fee – ≤ 10 Lots and ≤ 2 hectares on Private Services	\$2,140
Application Fee – > 10 lots and > 2 hectares and on Private or Full Municipal Services	\$3,210
Clearance of Conditions (per phase) and Subdivision Registration	\$1,605
Clearance of Conditions (per phase) - Emergency Review ³	\$4,815
Draft Plan Revisions (re-circulation)	\$1,605
Draft Plan Approval Extension – No Technical Review	\$1,070
Draft Plan Approval Extension (original conditions about to lapse)	\$3,210
Plan of Condominium – with no corresponding site plan circulation	\$3,210

¹ These fees are associated with Municipal Memorandum of Understandings and the Provincial One Window review service for natural hazards, natural heritage, water quality and quantity reviews. All fees are exclusive of Technical Report Review Fees (see Schedule C) which shall be charged on a per issue basis, in addition to the fees outlined in Schedule A. Charges are per application. All fees for the review of an application as well as applicable Technical Report Review Fees must be received PRIOR to the release of written comments to an approval authority.

² Official Plan Amendments are charged when they are Private Applications. Municipal-initiated OPA's are not charged. Major Projects are defined as Urban Boundary Expansions. Minor projects are site specific.

³ Emergency Review Service may not always be available due to workloads or staffing levels. Please call to verify if this service is available and can be done in 3 business days. The published fee covers a review of the initial report with only one revision. The review of subsequent revisions will be subject to a surcharge of 50% of the assessed initial cost for each successive submission. Report revisions are expected to be submitted in a consolidated format.

Note: A screening fee of \$85.00 may be charged for minor specific issues for the Conservation Authority to address and a written response is provided.

Schedule B - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Program Fees

Application Type	Fee ¹
Category I <ul style="list-style-type: none"> ▪ Reconstruction of building or structure with a footprint ≤ 20 m². ▪ Fill placement ≤ 100 m³. ▪ Slope stabilization ≤ 50 m. ▪ Private residential or farm entrance culvert (replacement) ≤ 25 m in length. ▪ Culvert replacement (same for same) ≤ 25 m in length and ≤ 0.8 m² in area. ▪ Single span bridge deck (only) replacement ≤ 25 m in length. ▪ Seasonal docks with a footprint ≤ 45 m² and ≤ 3 m along shoreline. ▪ Directional drilling perpendicular to a watercourse with channel width ≤ 1.5 m. 	<p>\$215</p>
Category II <ul style="list-style-type: none"> • Reconstruction of building or structure with a footprint > 20 m² and ≤ 92.9 m². ▪ New structure, auxiliary building, or addition to existing building or structure with a footprint ≤ 20 m². ▪ Fill placement >100 m³ and ≤ 500 m³ including standard residential septic installation/replacement. ▪ Grading, including pond creation, ≤ 0.5 ha. ▪ Slope stabilization > 50 m and ≤ 200 m in length. ▪ Shoreline alteration/protection with a bank height ≤1.5 m and ≤ 50 m in length. ▪ Channelization projects, new drain construction, and similar projects ≤ 100 m in length. ▪ New private residential or farm entrance culvert ≤ 25 m in length. ▪ Culvert Replacement (of differing dimensions) ≤ 25 m in length and ≤ 0.8 m² in area. ▪ New culvert ≤ 25m in length and ≤ 0.8 m² in area. ▪ Development /Interference within 120 meters of a wetland boundary (≤ 0.5 ha area affected). ▪ Private residential and/or non-municipal agricultural drain cleanout. ▪ Single span bridge deck (only) replacement > 25 m in length. ▪ Seasonal docks with a footprint > 45 m² or > 3.0 m along shoreline. ▪ Permanent docks with a footprint ≤ 45 m² and ≤ 3.0 m along shoreline. ▪ Directional drilling perpendicular to a watercourse with channel width > 1.5 m and ≤ 3.0 m. 	<p>\$490</p>
Category III <ul style="list-style-type: none"> ▪ Reconstruction of building or structure with a footprint > 92.9 m² and ≤ 200 m². ▪ New structure, auxiliary building, or addition to existing building with a footprint > 20 m² and ≤ 50 m². ▪ Fill placement > 500 m³ and ≤ 1000 m³. ▪ Grading, including pond creation, > 0.5 ha and ≤1.0 ha. ▪ Slope stabilization > 200 m and ≤1000 m in length. ▪ Shoreline alteration/protection with a bank height > 1.5 m or > 50 m in length. ▪ Channelization projects, new drain construction, and similar projects >100 m and ≤ 500 m in length. ▪ Private residential or farm entrance culvert (new or replacement) > 25 m in length. ▪ Culvert ≤25 m in length and > 0.8 m² and ≤ 3.25 m² in area. ▪ Development /Interference within 120 meters of a wetland boundary (> 0.5 ha and ≤ 1.0 ha area affected). ▪ Water utility crossings with open cut with channel width ≤ 4 m. ▪ Permanent docks with a footprint > 45 m² or > 3.0 m along shoreline. ▪ Directional drilling perpendicular to a watercourse with channel width > 3.0 m. 	<p>\$825</p>
Category IV <ul style="list-style-type: none"> ▪ Reconstruction with a footprint > 200 m². ▪ New structure, auxiliary building, or addition to existing building with a footprint > 50 m² and ≤ 200 m². ▪ Fill placement >1000 m³ and ≤ 2000 m³. ▪ Grading, including pond creation, > 1.0 ha and ≤ 2.0 ha. ▪ Slope stabilization > 1000 m and ≤1500 m in length. ▪ Channelization projects, new drain construction, and similar projects > 500 m in length. ▪ Culvert > 25 m in length and ≤ 3.25 m² in area. ▪ Development /Interference within 120 meters of a wetland boundary (> 1 ha and ≤ 2 ha area affected). ▪ Water utility crossings with open cut with channel width > 4 or ≤ 10 m. 	<p>\$1,640</p>
Category V <ul style="list-style-type: none"> ▪ New structure, auxiliary building, or addition to existing building with a footprint > 200 m². ▪ All new attached multiple residential units/block or institutional buildings. ▪ Fill placement >2000 m³. ▪ Grading, including pond creation, >2.0 ha. ▪ Slope stabilization >1500 m in length. ▪ Culvert > 3.25 m² in area. ▪ Development /Interference within 120 meters of a wetland boundary (> 2.0 ha area affected). ▪ New bridge construction. ▪ Water utility crossings with open cut with channel width >10 m. ▪ Stormwater management ponds. 	<p>\$2,140</p>
Revisions: Applications which are amended or resubmitted after approval (includes review of modifications to previously reviewed sediment and erosion control plans).	<p>50% surcharge</p>
Review of Applications Retroactive to Project Commencement	<p>100% surcharge</p>
Property Inquiries and Clearance Letters (For written responses to legal, real estate, related financial (including CMHC) or other inquiries by landowners or others on their behalf.)	
File search only — Normal Review (10 business days)	\$215
File search only — Emergency Review (3 business days) ²	\$645
With site inspection — Normal Review (10 business days)	\$375
With site inspection — Emergency Review (3 business days) ²	\$1,125

¹ All fees are exclusive of Technical Report Review Fees (see Schedule C) where fees shall be charged on a per issue basis in addition to the fees outlined in Schedule B and would typically apply to the review of hydraulic reports, geotechnical analysis, EIS reviews etc. All fees are payable at the time the application is made.

² Emergency Review Service may not always be available due to workloads or staffing levels. Please call to verify if this service is available and can be done in 3 business days. The published fee covers a review of the initial report with only one revision. The review of subsequent revisions will be subject to a surcharge of 50% of the assessed initial cost for each successive submission. Report revisions are expected to be submitted in a consolidated format.

Schedule C - Technical Report Review Fees in Addition to Fees Outlined in Schedules A and B

Technical Report Review	Fee 2012 ⁶
<p>Normal Review (20 Business Days)</p> <p>Technical reports are routinely prepared in support of a site specific development or regulatory filing by accredited professionals engaged in the fields of water resources engineering, hydrogeological investigation, site servicing, geotechnical engineering, environmental assessments, ecology and planning. Such experts are thoroughly familiar with the standards of their profession and with provincial and local requirements in such matters.</p> <p>Reviews are typically undertaken in accordance with guidelines prepared in association with documents published by Provincial Ministries in support of policies contained in the Provincial Policy Statement. Review services routinely relate to the following specific or similar areas of environmental management:</p> <ul style="list-style-type: none"> ▪ Flood plain hydrology analysis; ▪ Hydrogeology reports; ▪ Terrain analysis / on-site sewage disposal; ▪ Stormwater management reports (quality & quantity); ▪ Aquatic habitat analysis / fish habitat impacts; ▪ Geotechnical reports (unstable soils & slopes); and ▪ Wetland or other sensitive area EIS evaluation. 	<p>Category 1: \$195¹</p> <p>Category 2 : \$355²</p> <p>Category 3: \$710³</p> <p>Category 4: \$1,500⁴</p> <p>Category 5: \$2,355⁵</p> <p>100% surcharge for report revisions⁶</p>
<p>Emergency Review (3 business days)</p> <p>Emergency Review Service may not always be available due to workloads or staffing levels. Please call in advance to verify if this service is available.</p>	<p>Category 1: \$585</p> <p>Category 2 : \$1,065</p> <p>Category 3: \$2,130</p> <p>Category 4: \$4,500</p> <p>Category 5: \$7,065</p>

¹ **Category 1** review usually relates to an affected area of less than 15 m² or a project with a linear extent less than 7.62 m.

² **Category 2** or "brief" report would take the form of a letter of opinion (typically two pages or less with no field sampling) from a qualified professional associated with the development of single sub-lot usually for residential purposes or Type A Site Plan.

³ **Category 3** or "standard" report review would relate to a small (i.e. single dwelling) or medium scale residential development (i.e. one row of townhouses or one medium rise building), a small commercial or industrial facility or an institutional building with a footprint ≤ 464 m² and would include the review of data (soil samples, test holes/wells, biological data, lab analysis) collected at the site or Type B Site Plan.

⁴ **Category 4** or "large" report would typically be associated with a plan of subdivision ≤2.0 ha, large scale commercial, industrial or institutional projects (i.e. "big box" retail, strip malls, shopping centers, or hospitals), schools, factories, etc. all with a development envelope ≤2.0 ha or Type C Site Plan.

⁵ **Category 5** or "major" project report would typically be associated with a plan of subdivision covering > 2.0 ha, large-scale commercial, industrial or institutional projects (i.e. "big box" retail, strip malls, shopping centers, or hospitals), schools, factories etc. all with a development envelope > 2.0 ha or Type D Site Plan.

⁶ The published fee covers a review of the initial report with only one revision. The review of subsequent revisions will be subject to a surcharge of 100% of the assessed initial cost for each successive submission. Report revisions are expected to be submitted in a consolidated format.